108.0	0002	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,800 / 835,800
					USE VALUE:	835,800 / 835,800
					ASSESSED:	835,800 / 835,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWNING JOHN J--ETAL
Owner 2:	DOWNING JEANETTE R
Owner 3:	
Street 1:	51 TOMAHAWK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,769 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2647 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10769.000	315,600		520,200	835,800
Total Card	0.247	315,600		520,200	835,800
Total Parcel	0.247	315,600		520,200	835,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.75 | /Parcel: 315.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69160

GIS Ref

GIS Ref

Insp Date 09/13/18

!8495!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,600	0	10,769.	520,100	835,700	835,700	Year End Roll	12/18/2019
2019	101	FV	259,400	0	10,769.	520,100	779,500	779,500	Year End Roll	1/3/2019
2018	101	FV	259,400	0	10,769.	445,800	705,200	705,200	Year End Roll	12/20/2017
2017	101	FV	259,400	0	10,769.	416,100	675,500	675,500	Year End Roll	1/3/2017
2016	101	FV	259,400	0	10,769.	356,700	616,100	616,100	Year End	1/4/2016
2015	101	FV	258,200	0	10,769.	319,500	577,700	577,700	Year End Roll	12/11/2014
2014	101	FV	258,200	0	10,769.	295,700	553,900	553,900	Year End Roll	12/16/2013
2013	101	FV	258,200	0	10,769.	282,000	540,200	540,200		12/13/2012

PRINT

Date	Time
12/10/20	23:04:04

LAST REV

Date	Time
09/27/18	11:39:36
apro	
8495	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANE ALLEN/ETAL	23966-259		11/30/1993		266,000	No	No		Y

USER DEFINED

Prior Id # 1:	69160
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2018	172	Redo Kit	23,800	C				
10/19/2011	1324	Manual	4,000					remove existing dr

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
8/21/2018	MEAS&NOTICE	CC	Chris C
4/20/2009	Meas/Inspect	163	PATRIOT
4/21/2000	Inspected	276	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
7/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10769		Sq. Ft.	Site		0	70.	0.69	4									520,150						520,200	

Total AC/HA: 0.24722 | Total SF/SM: 10769 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,150 | Spl Credit | Total: 520,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28253007
Const Adj.:	0.99000001
Adj $ / SQ:	120.622
Other Features:	118750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428801
Depreciation:	113204
Depreciated Total:	315598

COMMENTS

BK; 17531 PG; 484 648-0816.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

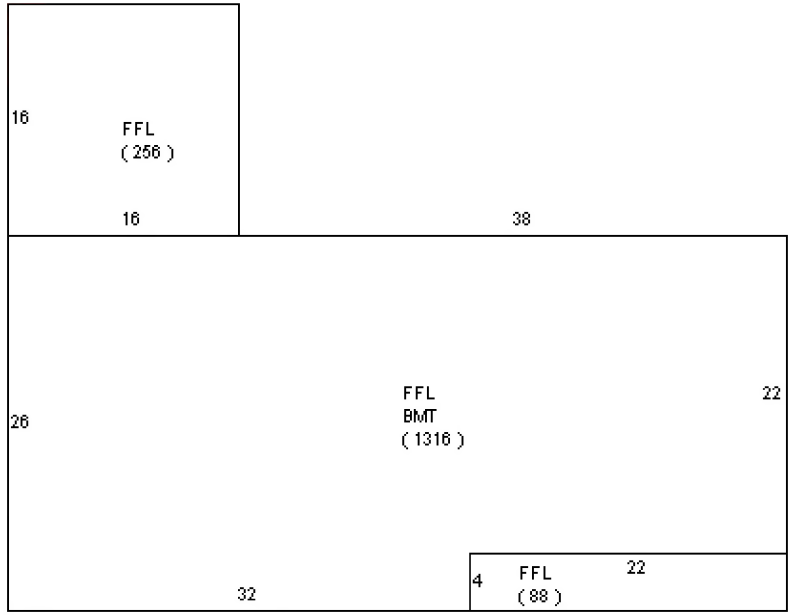
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.68
Special Features:	0	Val/Su Net:	106.05
Final Total:	315600	Val/Su SzAd	190.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,660	120.620	200,232
BMT	Basement	1,316	53.830	70,837

Net Sketched Area:	2,976	Total:	271,069
Size Ad	1660	Gross Are	2976	FinArea	2647
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	1990	0.00	T	23.2	101						

PARCEL ID

108.0-0002-0032.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	